

# **King County Quarterly Economic Measures**

## **First Quarter, 2001**

### Executive Summary

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## **Executive Summary**

As part of its year 2001 special programs contract with the Office of Budget and Strategic Planning, the Central Puget Sound Economic Development District (EDD) produces quarterly reports on national and county economic measures. This document is an executive summary of the first quarter, 2001 report. Anyone desiring copies of the full 25-page report should contact Ray Moser, Manager, Economic Development Program at 205-0707.

### ***The Nation***

#### ***U.S. Economic Measures***

Although the weakness in the U.S. economy is now apparent, it is showing surprising resilience, and the possibility of a recession remains in doubt. With GDP still in positive territory, this quarter marked the tenth consecutive year of economic growth, the longest expansion on record. Advance estimates of real gross domestic product for the first quarter of 2001 show output growing at an annual rate of 2.0%. Final estimates for fourth quarter 2000 were revised downward to a 1.0% annual rate. The acceleration in GDP growth in the first three months of the year reflects an increase in consumer spending. Personal consumption expenditures grew by 3.1%, compared with 2.8% last quarter. Business investment, which fueled much of the record growth in GDP last year, declined for the second straight quarter. Spending on equipment and software fell by 2.1% in the first quarter of 2001 following a 3.3% decline in the final months of last year.

While inflation remains subdued, the GDP deflator accelerated slightly in the first quarter, growing at an annual rate of 3.3% compared with 1.9% last quarter. Restrained by slower demand, the consumer price index advanced at a 4.0% annual rate in the first quarter of 2001, compared with a 5.6% pace in the same quarter one year earlier.

In response to slowing economic growth, the Federal Reserve moved aggressively in the first quarter of 2001, lowering rates on three separate occasions. Each time, the Fed reduced the federal funds rate by half a percentage point, from 6.5% at the start of the year to 5.0% by the end of the first quarter of 2001. Although interest rates are at their lowest level since August 1999, further rate cuts are anticipated.

Mortgage rates, which are largely unaffected by cuts in short-term interest rates, remained stable throughout the quarter. According to Freddie Mac, average rates for a fixed rate 30-year mortgage hovered around 7.0% over the past three months, down from last year's peak of 8.64%.

Yields on treasury bonds continued to decline throughout the first quarter of 2001. Bond prices, which move inversely to yields, rose in response to increasing demand in the face of worsening economic conditions and continued uncertainty in the stock market.

### ***Industrial/Manufacturing Measures***

The current economic downturn is most evident in the manufacturing sector. In the first quarter of 2001, investment in producers' durable equipment (equipment and software) declined by \$6 billion, following a revised \$9.7 billion drop in the final quarter of last year. Nonfarm inventories fell by \$13.1 billion, the first outright decline in inventories since the third quarter of 1991.

New orders for manufactured goods in the first quarter of 2001 were down 2.8% from the previous quarter, and 3.2% below levels one year earlier. Weaker demand was evident in all major industrial sectors. Orders for non-defense capital goods, excluding aircraft, a measure of business investment, declined in five out of the past six months.

After falling for five straight months, the index of industrial production rose slightly (0.4%) in March. For the first quarter as a whole, total industrial production contracted at an annual rate of 4.7%, the biggest quarterly decline since the first quarter of 1991. Production in the fourth quarter fell at a revised 0.9% pace. The last time output fell for two straight quarters was during the last recession some ten years ago. The rate of capacity utilization also rose in March to 79.4% but remains at a level more than 2.5 percentage points below its 1967-2000 average. The March increase ends seven straight months of declines.

### ***Income Measures***

Personal income has increased steadily for the past four months, averaging half a percentage point of growth month to month. Income growth has remained remarkably steady over a period otherwise characterized by falling business investment and rising unemployment. Per capita disposable income rose 1.7% over the previous twelve months to \$23,871.

## ***The Region***

### ***Economic Activity***

In the western United States, overall prices increased 1.7% compared to 1.8% in the first quarter of 2000. In the Seattle CMSA, consumer prices jumped 1.4% from December to February. Rising housing costs provided the strongest upward pressure on the regional consumer price indexes.

The number of bankruptcies recorded in King County rose sharply in the first quarter of 2001, up 18% over the same quarter one year earlier. Higher than average figures for March were responsible for much of the increase over last year.

New business starts in the first quarter of 2001 grew by 3.8% over first quarter 2000.

The number of air passengers recorded at SeaTac in the first quarter of 2001 fell slightly, down by 0.9% from first quarter 2000. Air cargo traffic grew by 5.8%. At the Port of Seattle, traffic declined by 2.9% from the same period last year.

### *Convention Information*

The number of conventions and events held in King County during the first quarter of 2001 declined by about 10% from the level set in the first quarter of last year. The number of room nights, a measure of the volume of tourist and business traffic, rose slightly, up 3.0%. Local room taxes collected during the fourth quarter of 2000 remained flat, down 0.9% from the final quarter of 1999. Local room tax per event, a proxy measure for delegate expenses, fell by nearly one-fourth from the same period twelve months earlier. The completion of Seattle's expanded convention center in mid-July, and an increase in the number of cruise ship departures from the Port of Seattle are expected to result in strong growth in the tourism sector in the latter half of the year.

### *Taxable Retail Sales*

Taxable retail sales in King County rose 4.6% overall in the fourth quarter of 2001 compared to the same period one year earlier. Once again, construction grew most rapidly at 12.8%. Services (7.8%), manufacturing (6.1%), and finance, insurance and real estate (5.1%) all experienced above average gains. Retail trade, which accounts for more than forty percent of overall sales, slightly outpaced the growth of total sales at 4.9%. Wholesale trade experienced the only real decline, down 9.4%. In the city of Seattle, taxable retail sales rose 3.5% overall. Finance, insurance and real estate experienced the greatest gains at 11.3%. Services grew by 7.3%. The fastest growing component of services continues to be computer services, which matched last quarter's gains, increasing by more than 40% from fourth quarter 1999 levels. Construction (5.0%), retail trade (4.7%), and manufacturing (2.2%) all grew at a slightly slower pace. Transportation, communications and utilities (-1.5%) and wholesale trade (-6.0%) both declined in the fourth quarter of 2000.

### *Employment*

Evidence of the current economic slowdown began to be seen in the employment figures for the first time in the first quarter of 2001. In the United States as a whole, the unemployment rate rose to 4.6%. In Washington State, the unemployment rate climbed to 6.1%. In King County, the percentage of the labor force unemployed grew to 4.1% after remaining at slightly more than 3.0% for the past year. Countywide, average monthly initial unemployment claims in the fourth quarter of 2000 were up 16.7%, while the number of unemployment beneficiaries rose 8.9%.

In the Seattle metro area, the number of nonagricultural wage and salary workers grew by 3.3% in the first quarter of 2001. Jobs in both goods and services-producing industries increased, by 1.8% and 3.6%, respectively. The construction (7.9%) and services sectors (7.3%) experienced the strongest gains. Employment in manufacturing fell slightly, down 0.8%.

### *Job Dislocation Activity*

Staff reductions by dot-com companies as well as outright firm closures dominated the job dislocation statistics for first quarter 2001. Amazon.com laid off nearly 800 employees locally as it consolidated its customer service and support functions. Similar reductions occurred at Convergys (350), Ticketmaster (270), Spiegel Group (194), and Verizon Wireless (174).

### *Boeing and Airline Industry Data*

The number of Boeing workers in Washington State rose slightly in the first quarter of 2001 to 78,400. The increase was overshadowed by the sudden announcement by Boeing in March that it planned to move its headquarters operations out of the region by the end of the summer. With the total number of jobs lost a relatively modest 500, the impact on the local economy is expected to be negligible. Boeing insisted that it has no plans to reduce the size of its local manufacturing workforce. Currently, the outlook for Boeing remains positive. Contractual backlogs in the commercial airplane division were up 17% in the first quarter of 2001 over the same period one year earlier. Total backlogs rose 21.5%.

### *Wages*

Average monthly wages in King County increased by 8.8% overall from second quarter 1999 to second quarter 2000. The monthly average wage in services, which was the highest of any sector, increased by 10.9%. Wages in transportation and public utilities grew fastest, at 11.7%. The only sector that showed a decline in the monthly average wage in the second quarter of 2000 was agriculture, forestry and fishing, which fell by 0.6%.

### *Real Estate*

#### *Construction*

Sales of new and existing homes in King County in the first quarter of 2001 increased by 7.3% over the same period one year earlier. While the average number of days on market increased slightly, prices continued to rise, albeit at a much slower pace than in previous quarters. The average sales price for new and existing homes was up 1.0%; the median sales price grew by 3.4%.

In the City of Seattle, the number of commercial and industrial permits issued in the first quarter of 2001 fell by 2.0% following a 2.7% decline in the fourth quarter of 2000. The value of non-residential construction declined by nearly 10% after remaining relatively flat in the final three months of last year. The number of residential permits issued for existing units decreased 11.6%, while those for new construction increased by 10.3%. The value of residential construction declined by 23% from the level set one year earlier, while the number of new units added to the existing housing stock increased only slightly, by 0.8%.

### *Office Market*

The big story in the Puget Sound office market continues to be the rapid growth in the amount of sublease space returned to the market by failed dot-coms. According to CB Richard Ellis, the vacancy rate in Seattle jumped to 6.0% in the first quarter of 2001, up from 4.3% the previous quarter. On the Eastside, the vacancy rate rose to 5.1% from 3.9%. Cushman and Wakefield estimated that sublease vacancies accounted for half of the total vacancy rate in both of these major sub-markets. More than 1.9 million square feet of new office space was absorbed region-wide in the first three months of the year, due to extensive pre-leasing. Average class "A" lease rates reflected this increasing supply, falling in both Seattle and on the Eastside for the first time in five years. The expansion of the sublease market has made many developers cautious, with a number of projects on hold for now. However, approximately 5.4 million square feet of new office space remains under construction throughout the Puget Sound region. Seattle alone has more than 2 million square feet under construction, about 80% of which has been pre-leased.

### *Industrial Market*

In the industrial market, demand appears to have peaked. Vacancy rates across the region rose moderately to 4.5% from 3.0% last quarter. The Kent Valley and Eastside sub-markets—where vacancy rates more than doubled—experienced the largest increases. Net absorption in the region as a whole declined significantly, with only 150,000 square feet added compared to the nearly 2.5 million square feet in the previous quarter. Average asking lease rates were unchanged across all markets.

### *Retail Market*

Vacancy rates for retail space, already at low levels in the first half of 2000, continue to fall across the region, with overall rates dropping to 2.7% in the second half of the year. Due to the tight market, average asking lease rates rose just over \$3.00 per square foot region-wide. At 592,865 square feet, net absorption in the second half of 2000 was barely a third of the volume added to the market in the first half of the year. An additional 1.4 million square feet is currently under construction, nearly half of it on the Eastside.

### *Apartment Market*

Apartment sales volumes in the Puget Sound region totaled \$379 million in the second half of 2000, the highest level in two years. The increase was fueled by a surge in activity in the Southend market (\$186 million). Rising rents in the downtown core and on the Eastside have driven up demand for more affordable units to the south. Average price per unit region-wide declined slightly in the second half of the year, largely due to a slowdown in sales on the Eastside where average price per unit is highest. Vacancy rates in the Puget Sound region rose slightly in the second half of 2000, to 3.8% from 2.6% in the first half of the year. Demand remains strong, however, and rents continue to move upward, 2.1% in the past six months. Downtown Seattle experienced the highest rate of increase at 7.6%, while rents on the Eastside rose 4.5% on average.

## OUTPUT and INFLATION

	2000				2001
	I	II	III	IV	I
<b>Real GDP</b>	\$9,191.8	\$9,318.9	\$9,369.5	\$9,393.7	\$9,439.9
<b>GDP growth</b>	\$107.7	\$127.1	\$50.6	\$24.2	\$46.2
<b>% change in GDP from previous quarter</b>	1.2%	1.4%	0.5%	0.3%	0.5%
<b>Annualized growth rate</b>	4.8%	5.6%	2.2%	1.0%	2.0%
<b>Current-dollar GDP</b>	\$9,752.7	\$9,945.7	\$10,039.4	\$10,114.4	\$10,243.6
<b>GDP growth</b>	\$193.0	\$193.0	\$93.7	\$75.0	\$129.2
<b>% change in GDP from previous quarter</b>	2.0%	2.0%	0.9%	0.7%	1.3%
<b>Annualized growth rate</b>	8.3%	8.2%	3.8%	3.0%	5.2%
<b>GDP Implicit Price Deflator</b>	106.1	106.7	107.1	107.7	108.5
<b>Annualized growth rate</b>	3.3%	2.4%	1.6%	2.0%	3.2%
<b>Consumer Price Index</b>	170.1	171.6	173.0	174.2	176.1

## INTEREST RATES

	2000				2001
	I	II	III	IV	I
<b>1 yr T-Bill</b>	5.82	5.86	5.80	5.63	4.42
<b>3 yr T-Bond</b>	6.56	6.56	6.16	5.63	4.64
<b>10 yr T-Bond</b>	6.48	6.18	5.89	5.57	5.05
<b>30 yr T-Bond</b>	6.30	5.98	5.80	5.69	5.44
<b>Discount Rate</b>	5.19	5.74	6.00	6.00	5.11
<b>Federal Funds Rate</b>	5.68	6.27	6.52	6.47	5.59
<b>Prime Rate</b>	8.69	9.25	9.50	9.50	8.62
<b>Average Mortgage Rate : United States</b>	7.53	7.56	7.52	7.47	7.11
<b>30-Year Fixed Rate</b>	8.26	8.32	8.03	7.64	7.01
<b>Average Mortgage Rate : Seattle</b>	7.50	7.58	7.67	7.55	7.06

### NOTES:

GDP figures for first quarter 2001 are advance estimates, released April 27, 2001. Other GDP figures are revised.

Real GDP: Gross Domestic Product in (U.S. billions) 1996 dollars. GDP Price Deflator: 1996 =100.

CPI: 1982-1984=100. Price index covers all urban consumers. Quarterly CPI and Interest Rates: 3 month average.

New Home Mortgage Yield: U.S. monthly average, not seasonally adjusted. Represents effective rate on conventional loans closed by major lenders. Rate is for newly-built homes. Effective interest rate is equal to the contract interest rate plus fees and charges amortized over a ten year period. Quarterly rates calculated as three month average.

Average Mortgage Rate: Average effective rate on conventional loans with approximate term to maturity of 30 years. Data is for the Seattle Consolidated Metropolitan Statistical Area (CMSA), which includes Kitsap, Thurston, Island, King, Snohomish, and Pierce counties.

### SOURCES:

GDP figures from the Bureau of Economic Analysis national accounts data (<http://www.bea.doc.gov/bea/dn/nipbtbl-d.htm>).

CPI calculated by the Bureau of Labor Statistics (<http://stats.bls.gov/cpihome.htm>).

National Interest Rates from the Federal Reserve Statistical Release (<http://www.bog.frb.fed.us/releases/H15/>).

Mortgage rates from the Federal Housing Finance Board's Monthly Interest Rate Survey (<http://www.fhfb.gov/mirs.htm>).

## INDUSTRIAL MEASURES

	2000				2001
	I	II	III	IV	I
<b>Producers' Durable Equipment</b>	1,100.4	1,146.6	1,162.4	1,152.7	1,146.7
<b>Changes in Non-Farm Inventories</b>	33.0	72.3	67.4	50.5	-13.1
<b>Manufacturers' New Orders</b>	1,134.9	1,166.4	1,144.0	1,130.6	1,098.7
<b>Non-Defense Capital Goods Orders</b>	181.4	193.3	195.8	195.9	183.6
<b>Industrial Production</b>	144.4	147.1	148.4	148.0	146.3
<b>Capacity Utilization Rate</b>	82.0	82.6	82.4	81.3	79.5
<b>Manufacturing</b>	81.3	81.9	81.7	80.3	78.3

### NOTES:

These figures measure industrial activity for the entire U.S. economy.

Producers' Durable Equipment and Changes in Non-Farm Inventories in billions of 1996 dollars, seasonally adjusted. All figures revised retroactive to first quarter 1997. Figures for first quarter 2001 are advance estimates, released April 27, 2001.

Manufacturers' New Orders and Non-Defense Capital Goods Orders in billions of current dollars, seasonally adjusted. Figures for fourth quarter 2000 have been revised; figures for first quarter 2001 are preliminary estimates, released May 2, 2001.

Industrial Production: 1992 = 100, seasonally adjusted. Quarterly figures are 3 month average.

Capacity Utilization Rate for all industries includes manufacturing, mining, and utilities.

### SOURCES:

Producers' Durable Equipment and Changes in Non-Farm Inventories: Bureau of Economic Analysis (<http://www.bea.doc.gov/bea/dn/nipubl-d.htm>).

Manufacturers' New Orders and Non-Defense Capital Goods Orders: Census Bureau (<http://www.census.gov/indicator/www/table5p.txt>).

Industrial Production and Capacity Utilization Rate: Federal Reserve Statistical Release (<http://www.bog.frb.fed.us/releases/g17/Current/>).



## Regional Economic Indicators

	2000				2001
	I	II	III	IV	I
<b>Consumer Price Index: Western U.S.</b>	172.1	174.0	175.9	177.2	179.2
<b>Consumer Price Index: Seattle CMSA</b>	176.0	178.4	180.3	181.8	184.0
<b>Port of Seattle</b>					
<b>Air freight (metric tons)</b>	68,993	77,300	81,146	82,299	72,740
<b>Water-borne freight (TEUs)</b>	336,542	388,330	389,141	374,792	326,910
<b>Air Passengers</b>	6,086,201	7,363,472	8,293,678	6,661,004	6,031,490
<b>Bankruptcies: Puget Sound Region</b>	3,876	3,991	3,773	3,742	4,574
<b>Bankruptcies: King County</b>	1,596	1,664	1,559	1,529	1,795
<b>New Business Starts: City of Seattle</b>	2,432	3,153	1,195	1,512	2,525
<b>Electrical Energy Usage: City of Seattle</b>	2,733,937	2,243,751	2,101,751	2,402,505	2,630,587

### NOTES:

CPI-U: Covers all urban consumers. 1982-1984 = 100. Data for selected local areas available on a bimonthly basis since 1998.

New Business Starts consist of the total new business license accounts for the quarter.

Electrical Energy Usage in thousands of kilowatts billed.

### SOURCES:

CPI: Bureau of Labor Statistics (<http://stats.bls.gov/cpihome.htm>).

Waterborne Freight and Air Traffic: Port of Seattle (<http://www.portseattle.org>).

Bankruptcies: U.S. Bankruptcy Court.

New Business Starts: Seattle Department of Licensing.

Electrical Energy Usage: Seattle City Light.

## Convention Information: King County

	2000				2001
	I	II	III	IV	I
<b># Conventions/Events</b>	158	151	164	139	143
<b># Room Nights</b>	155,841	161,175	149,201	144,284	160,491
<b>Room Nights per Event</b>	986	1,067	910	1,038	1,122
	1999		2000		
	IV	I	II	III	IV
<b>Local Room Tax</b>	\$3,184,960	\$2,765,116	\$3,459,408	\$4,558,801	\$3,156,123
<b>Room Tax per Event</b>	\$29,766	\$17,501	\$22,910	\$27,798	\$22,706

### NOTES:

The figures for number of conventions and number of room nights are for all events booked at the convention center and area hotels. "Local Room Tax" includes Washington State hotel/motel tax distributions to Seattle-King County, exclusive of taxes collected in Bellevue. This is used as a proxy for delegate expenses. Quarterly figures indicate the months when room taxes were collected, not distributed, since distribution occurs two months after collection. For example, hotel/motel distributions for June reflect collections made in April.

### SOURCES:

Number of conventions/events and number of room nights: Seattle-King County Convention and Visitors Bureau

Hotel/Motel Tax Distributions: Washington State Department of Revenue

# Taxable Retail Sales

INDUSTRY	SIC	City of Seattle			King County		
		Q4 2000		CHANGE FROM Q4 1999	Q4 2000		CHANGE FROM Q4 1999
		UNITS	TAXABLE RETAIL SALES (\$)		UNITS	TAXABLE RETAIL SALES (\$)	
<b>RETAIL TRADE</b>	<b>52-59</b>	<b>8,234</b>	<b>\$1,500,375,251</b>	<b>4.7%</b>	<b>16,459</b>	<b>\$4,616,164,432</b>	<b>4.9%</b>
BUILDING MATERIALS/HARDWARE	52	292	70,459,386	2.6%	634	244,458,048	1.5%
Lumber/Bldg Material	521-522	130	41,965,559	25.4%	239	141,452,857	16.9%
Paint, Glass, Wallpaper	523	39	6,066,142	-8.7%	66	13,001,851	-2.7%
Hardware Stores	525	59	18,238,290	-24.5%	137	69,286,967	-18.7%
Nurseries/Garden Supplies	526	64	4,189,395	-4.1%	183	19,762,401	0.6%
Mobile Home Dealers	527	-	-	-	9	953,972	-40.7%
GENERAL MERCHANDISE	53	36	134,838,426	10.0%	88	577,006,654	2.5%
Department Stores	531	10	110,055,389	12.1%	14	374,546,616	2.8%
Variety Stores	533	8	17,679,965	-4.3%	27	147,167,733	-1.5%
Other General Merchandise		18	7,103,072	17.4%	47	55,292,305	12.5%
FOOD	54	539	141,610,742	2.3%	1,025	439,157,267	3.6%
Grocery Stores	541	356	134,525,784	2.7%	653	422,046,502	4.3%
Fruit/Vegetable/Meat	542-543	30	845,706	-26.3%	67	2,563,284	-11.0%
Candy/Nut/Confectionery	544	16	337,559	9.1%	31	473,774	-22.5%
Dairy Products	545	7	371,962	45.6%	15	790,131	24.5%
Bakeries	546	61	2,755,989	-1.7%	110	4,443,397	12.7%
Other Food Stores		69	2,773,742	-6.6%	149	8,840,179	-20.5%
AUTO DEALERS/GAS STATIONS	55	385	204,001,805	-5.1%	1,033	817,599,999	3.9%
Auto Dealers (New/Used)	551-552	99	153,390,972	-4.0%	333	667,917,886	5.4%
Accessory Dealers	553	91	14,189,206	-10.4%	223	53,817,805	-6.5%
Service Stations	554	103	12,562,928	-4.4%	306	45,671,955	-1.7%
Marine/Aircraft, etc.		92	23,858,699	-9.1%	171	50,192,353	2.3%
APPAREL/ACCESSORIES	56	432	129,273,350	4.0%	766	332,718,387	4.2%
Clothing	561-565	252	109,793,316	1.6%	446	272,394,003	1.1%
Shoes	566	41	9,516,641	15.0%	66	24,842,823	12.8%
Other Accessories		139	9,963,393	24.6%	254	35,481,561	27.9%
FURNITURE/FURNISHINGS/EQUIP.	57	995	164,336,407	10.9%	1,851	667,407,765	7.6%
Furniture	571	398	52,115,140	-11.6%	767	193,734,883	-4.9%
Appliances	572	39	2,696,746	-11.5%	96	32,331,739	-4.8%
Electronics/Music Stores	573	558	109,524,521	27.1%	988	441,341,143	15.3%
EATING/DRINKING PLACES	58	1,819	286,247,254	8.1%	3,543	614,194,141	5.7%
MISCELLANEOUS RETAIL STORES	59	3,736	369,607,881	5.2%	7,519	923,622,171	6.9%
Drug Stores	591	45	30,325,103	-2.7%	94	86,480,538	2.1%
Miscellaneous Retail Stores	594	791	129,648,502	-2.8%	1,555	351,847,320	-1.7%
Nonstore Retailers	596	588	30,698,691	9.7%	1,236	83,182,332	0.1%
Fuel/Ice	598	25	21,273,171	41.4%	44	43,678,023	67.6%
Other Retail Stores		2,287	157,662,414	9.5%	4,590	358,433,958	14.7%
<b>SERVICES</b>	<b>70-89</b>	<b>7,264</b>	<b>627,108,888</b>	<b>7.3%</b>	<b>14,357</b>	<b>1,420,873,217</b>	<b>7.8%</b>
HOTELS/MOTELS, ETC.	70	116	97,797,911	0.4%	314	199,506,858	4.1%
PERSONAL SERVICES	72	1,046	25,949,226	-4.2%	2,363	63,838,024	1.9%
BUSINESS SERVICES	73	2,833	264,628,002	12.0%	5,070	579,835,137	13.6%
Computer Services	737	637	77,857,253	40.8%	1,110	187,258,911	29.9%
AUTOMOTIVE REPAIR/SERVICES	75	744	99,225,204	1.9%	1,732	303,168,604	3.3%
OTHER SERVICES		2,525	139,508,545	10.3%	4,878	274,524,594	5.8%
CONTRACTING	15-17	5,508	626,218,365	5.0%	9,943	1,772,437,632	12.8%
MANUFACTURING	19-39	1,176	103,050,763	2.2%	2,261	257,153,870	6.1%
TRANSPORTATION/COMM./UTILITIES	40-49	537	218,824,065	-1.5%	847	509,687,018	0.2%
WHOLESALE	50-51	2,845	413,663,876	-6.0%	4,834	1,101,510,188	-9.4%
FINANCE/INSURANCE/REAL ESTATE	60-67	370	56,133,874	11.3%	671	139,487,428	5.1%
OTHER BUSINESS	0-14/90's	1,076	25,193,524	12.5%	2,097	91,045,727	7.7%
<b>TOTAL ALL INDUSTRIES</b>		<b>27,010</b>	<b>\$3,570,568,606</b>	<b>3.5%</b>	<b>51,469</b>	<b>\$9,908,359,512</b>	<b>4.6%</b>

## NOTES:

Quarterly taxable retail sales data released with a lag of up to 6 months. Units are number of businesses reporting taxable retail sales.

## SOURCE:

Taxable Retail Sales: *Quarterly Business Review*, Department of Revenue, Washington State (<http://www.dor.wa.gov>).

### Civilian Labor Force: King County

	2000				2001
	I	II	III	IV	I
Civilian Labor Force	1,034,867	1,032,433	1,031,933	1,042,367	1,049,067
Employed	1,001,900	999,800	996,300	1,007,833	1,006,500
Unemployed	32,933	32,667	35,600	34,567	42,533
Unemployment Rate	3.2%	3.2%	3.4%	3.3%	4.1%
Unemployment Rate: WA State	5.2%	4.5%	4.6%	4.8%	6.1%
Unemployment Rate: United States	4.4%	3.9%	4.0%	3.7%	4.6%
	1999		2000		
	IV	I	II	III	IV
Initial UE Claims	5,172	7,105	4,913	5,117	6,036
Unemployment Beneficiaries	16,893	18,701	17,035	17,733	18,397

### Nonagricultural Employment: Seattle PMSA

	2000				2001
	I	II	III	IV	I
Non-Agricultural Employment	1,380,167	1,407,933	1,413,100	1,427,833	1,425,367
Goods Producing	276,033	284,467	289,267	284,133	280,933
Services Producing	1,104,133	1,123,533	1,123,833	1,143,700	1,144,433
Mining	700	700	700	600	1,133
Construction	75,567	80,367	86,033	82,333	81,533
Manufacturing	199,767	203,333	202,533	201,200	198,267
Durable Goods	155,167	158,933	157,500	157,467	154,667
Nondurable Goods	44,600	44,400	45,033	43,733	43,600
Transportation, Communications & Utilities	85,533	86,667	87,233	87,200	88,200
Wholesale & Retail Trade	330,533	336,167	341,033	347,633	336,033
FIRE	84,433	84,633	84,967	85,300	84,667
Services	412,067	422,100	427,800	430,933	441,967
Government	191,567	193,967	182,867	192,633	193,567

#### NOTES:

Civilian Labor Force consists of workers who live in the region in question. (based on household survey).

Non-Agricultural Employment consists of workers who work in the region in question. (based on establishment survey).

Unemployment Rates are not seasonally adjusted.

Seattle PMSA includes King, Snohomish, and Island Counties. The proportion of annual average total employment represented by each is approximately 83%, 16%, and 1%, respectively.

All quarterly figures are three-month averages.

#### SOURCE:

Washington State Labor Area Summaries, Washington State Employment Security, Labor Market and Economic Analysis Branch.

**Seattle-King County Dislocation Activity**  
**January - March 2001**

Company	Location	Occupation	No. of Workers
Amazon.com	Seattle	Distribution, customer service, sales & support	796
Convergys	Kirkland	Computer technical support	350
Ticketmaster, LLC	Seattle	Customer service, sales & support	270
Spiegel Group (Eddie Bauer)	Redmond	Information services	194
Verizon Wireless	Bellevue	Marketing, sales, finance, training & HR	174
HomeBase	Renton & Kirkland	Retail sales	162
Lowestfare.com	Kent	Customer service, sales & support	154
Derby Cycle	Kent	Bicycle manufacturing	152
Fisher Mills	Seattle	Flour milling	108
Mercata	Bellevue	Software, finance, marketing & administration	107
Atomfilms.com	Seattle	Internet entertainment - production & distribution	86
Hawarth	Kent	Office furniture production	85
Longs Drug Stores	Kent & Seattle	Retail sales	70
Resers Fine Foods	Kent	Food production	68
AT&T Broadband	Kent	Cable network technicians	68
Stars Restaurant	Seattle	Food & beverage	63
ETMA	Redmond	Electronics manufacturing	60
Xantrex	Kent	Electronics manufacturing	45
TTM Technology	Redmond	Electronics manufacturing	40
Activate.net	Seattle	Webcast operations & technicians	30
Office Depot		Retail sales	30
Winstar	Tukwila & Seattle	Internet business support	20
2000	45 Companies		7,294 Dislocated Workers
2001 YTD	22 Companies		3,132 Dislocated Workers

**SOURCE:** King County Reemployment Support Center

## Boeing Employees in Washington State

1990	1991	1992	1993	1994
104,515	104,700	98,603	88,890	81,964
1995	1996	1997	1998	1999
71,834	87,769	103,400	98,440	80,900
2000 I	2000 II	2000 III	2000 IV	2001 I
77,900	77,200	77,300	77,900	78,400

### NOTES:

For quarterly totals, data reflects the number of employees at the end of the quarter. Boeing employees in Washington state represent approximately 40 percent of the company's U.S.-based workforce (including contingent labor and those employed by subsidiaries).

### SOURCE:

The Boeing Company (<http://www.boeing.com>)

## Boeing Contractual Backlogs

	2000 I	2000 II	2000 III	2000 IV	2001 I
<b>Commercial Airplanes</b>	75.7	77.1	82.8	89.8	88.6
<b>Military Aircraft and Missiles</b>	16.8	18.8	19.1	17.1	20.4
<b>Space and Communications</b>	9.6	9.1	9.2	13.7	15.1
<b>Total</b>	102.1	105.0	111.1	120.6	124.1

### NOTES:

Boeing contractual backlogs in billions of U.S. dollars.

### SOURCE:

The Boeing Company (<http://www.boeing.com>)

## U.S. Airlines Net Profit

1994	1995	1996	1997	1998	1999
-344	2,314	2,804	5,168	4,903	5,576

### NOTES:

U.S. airlines net profit in millions of U.S. dollars.

ATA member airlines transport over 95 percent of all passengers and cargo traffic in the United States.

### SOURCE:

Air Transport Association *Annual Report 2000* ([www.air-transport.org](http://www.air-transport.org))

### Per Capita Disposable Personal Income: United States

2000				2001
I	II	III	IV	I
\$23,472	\$23,638	\$23,732	\$23,718	\$23,871

### Monthly Average Wage by Industry: King County

	1999			2000	
	II	III	IV	I	II
<b>Overall Average</b>	\$3,565	\$3,844	\$4,205	\$4,337	\$3,879
<b>Agriculture, Forestry, Fishing</b>	\$2,801	\$2,385	\$2,873	\$2,421	\$2,785
<b>Mining</b>	\$3,370	\$3,726	\$4,497	\$3,606	\$3,716
<b>Construction</b>	\$3,308	\$3,429	\$3,771	\$3,512	\$3,515
<b>Manufacturing</b>	\$4,067	\$4,248	\$4,508	\$4,721	\$4,238
<b>Transportation and Public Utilities</b>	\$3,495	\$3,605	\$4,348	\$4,552	\$3,902
<b>Wholesale Trade</b>	\$3,762	\$3,880	\$4,231	\$4,369	\$4,089
<b>Retail Trade</b>	\$1,935	\$1,936	\$2,121	\$2,191	\$2,133
<b>FIRE</b>	\$3,859	\$3,888	\$4,148	\$4,653	\$4,191
<b>Services</b>	\$4,377	\$5,085	\$5,655	\$5,828	\$4,852
<b>Government</b>	\$3,124	\$3,238	\$3,314	\$3,169	\$3,305

#### NOTES:

Per Capita Disposable Personal Income: Values are in 1996 dollars at seasonally adjusted annual rates. Data is from the revised National Income and Products Accounts newly benchmarked to first quarter 1997. Earlier reports using 1992 figures are not comparable.

Wages: Average of monthly wages per worker by industry. Figures are lagged six months or more due to reporting delays.

#### SOURCES:

Per Capita Disposable Income comes from the U.S. Bureau of Economic Analysis (<http://www.bea.doc.gov/bea/nipubl-d.html>).

Wages: *Employment and Payrolls in Washington State by County and Industry* (Washington State Employment Security).

## Construction

### City of Seattle

	2000				2001
	I	II	III	IV	I
<b>Residential Construction</b>	\$207,535,437	\$207,390,244	\$155,362,148	\$167,606,530	\$159,559,639
<b>Non-Residential Construction</b>	\$125,023,154	\$290,781,087	\$170,001,242	\$271,588,587	\$112,953,579
<b>Building Permits</b>					
Commercial and Industrial	662	716	801	646	649
Existing Housing Units	584	734	733	509	516
New Residential Permits	155	175	178	135	171
New Residential Units	1,562	2,221	1,411	1,743	1,574

### King County

	2000				2001
	I	II	III	IV	I
<b>Home Sales: New &amp; Existing</b>					
# of Sales	4,544	6,255	6,863	5,501	4,875
Days on Market	45	35	38	43	48
Average Sales Price	\$306,152	\$316,121	\$316,969	\$312,062	\$309,152
Median Sales Price	\$243,350	\$253,958	\$249,442	\$250,084	\$251,633
<b>Home Sales: New Construction</b>					
# of Sales	629	726	750	681	805
Days on Market	86	79	78	82	95
Average Sales Price	\$386,097	\$376,195	\$393,089	\$386,709	\$370,888
Median Sales Price	\$302,003	\$306,790	\$302,383	\$304,580	\$309,134

#### SOURCES:

City of Seattle Department of Construction and Land Use, *Issued Building Development Permits* (monthly reports).  
Home sales figures provided by the Northwest Multiple Listing Service.

## Office Market

### Downtown Seattle

	2000				2001
	I	II	III	IV	I
<b>Total Square Feet</b>	28,746,728	28,828,492	30,158,092	30,893,103	32,115,309
<b>No. of Buildings</b>	227	226	232	235	248
<b>Vacant Square Feet</b>	462,822	291,168	376,976	1,340,761	1,146,517
<b>Vacancy Rates</b>	1.6%	1.0%	1.3%	4.3%	6.0%
<b>Under Construction (sq. ft.)</b>	3,246,950	3,290,950	2,386,078	2,882,498	2,038,945
<b>Absorption (sq. ft.)</b>	405,479	360,676	1,191,599	-446,054	577,242
<b>Average Lease Rate (per sq.ft.)</b>					
Class A	\$33.68	\$35.54	\$38.68	\$39.09	\$37.37
<b>Vacancy Rate</b>					
Class A	1.0%	0.5%	0.9%	3.6%	5.6%
Class B	3.9%	2.8%	3.5%	3.4%	4.9%
Class C	1.9%	1.1%	1.6%	12.3%	11.8%

#### NOTES:

"Downtown Seattle" consists of the Canal, CBD, Denny Regrade, Lake Union, Lower Queen Anne, Pioneer Square and Waterfront. The absorption rate is the change in amount of leased space. A negative figure means more space came onto the market than was absorbed by new leases. CB Richard Ellis calculates absorption on a building by building basis.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*



## Office Market

### North King County

	2000				2001
	I	II	III	IV	I
<b>Total Square Feet</b>	1,135,559	1,031,305	1,181,375	1,121,975	1,121,975
<b>No. of Buildings</b>	24	-	-	-	-
<b>Vacant Square Feet</b>	37,928	25,061	9,924	14,922	29,845
<b>Vacancy Rates</b>	3.3%	2.4%	0.8%	1.3%	2.7%
<b>Under Construction (sq. ft.)</b>	0	97,972	97,972	76,972	76,972
<b>Absorption (sq. ft.)</b>	-8,387	12,892	165,195	-4,387	-14,995
<b>Ave. Class A Lease Rate</b>	\$22.75	\$23.88	\$23.50	\$24.75	\$25.19

### South King County

	2000				2001
	I	II	III	IV	I
<b>Total Square Feet</b>	5,797,606	7,476,563	7,940,060	8,062,272	8,258,539
<b>Vacant Square Feet</b>	404,093	868,029	983,773	861,051	967,901
<b>Vacancy Rates</b>	7.0%	11.6%	12.4%	10.7%	11.7%
<b>Under Construction (sq. ft.)</b>	301,508	0	240,000	291,168	326,168
<b>Absorption (sq. ft.)</b>	79,481	-345,004	347,744	264,058	72,629
<b>Ave. Class A Lease Rate</b>	\$21.60	\$22.09	\$21.19	\$22.35	\$22.44

**NOTES:**

"North King County" consists of the area north of the Ship Canal up to the King County line.

"South King County" consists of the area south of the Kingdome to the King County line, excluding Federal Way.

The absorption rate is the change in amount of leased space. A negative figure means more space came onto the market than was absorbed by new leases. CB Richard Ellis calculates absorption on a building by building basis.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Office Market

### Bellevue/Eastside

	2000				2001
	I	II	III	IV	I
<b>Total Square Feet</b>	20,979,771	20,978,237	21,043,099	21,738,499	23,288,279
<b>No. of Buildings</b>	358	346	342	349	362
<b>Vacant Square Feet</b>	772,056	144,750	162,032	843,454	1,197,018
<b>Vacancy Rates</b>	3.7%	0.7%	0.8%	3.9%	5.1%
<b>Under Construction (sq. ft.)</b>	4,103,207	3,424,391	4,459,961	4,287,561	2,456,774
<b>Absorption (sq. ft.)</b>	175,727	1,328,570	50,861	-5,617	1,196,263
<b>Average Lease Rate (per sq.ft.)</b>					
Class A	\$26.74	\$31.73	\$28.53	\$31.06	\$30.82
<b>Vacancy Rate</b>					
Class A	3.7%	0.5%	0.6%	3.7%	5.2%
Class B	2.1%	1.5%	1.5%	4.9%	5.2%
Class C	0.5%	0.1%	0.4%	1.1%	3.3%

**NOTES:**

"Bellevue/Eastside" consists of all of King County directly east of Lake Washington, plus that portion of Bothell extending into Snohomish County.

The absorption rate is the change in amount of leased space. A negative figure indicates more space came onto the market than was absorbed by new leases. CB Richard Ellis calculates absorption on a building by building basis.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

### Seattle

	2000				2001
	I	II	III	IV	I
<b>Total Square Footage</b>	71,140,072	70,789,899	70,654,233	70,658,396	70,137,979
Industrial	69,951,307	69,668,790	69,805,046	69,884,492	69,364,075
High-Tech	1,188,765	1,121,109	849,187	773,904	773,904
<b>Vacancy Rate</b>	2.1%	3.3%	3.1%	2.8%	3.0%
Industrial	2.0%	3.3%	3.2%	2.8%	3.1%
High-Tech	3.9%	0.2%	0.6%	0.8%	0.7%
<b>Total Vacant (sq. ft.)</b>	1,473,250	2,314,798	2,217,915	1,984,155	2,127,803
Industrial	1,427,007	2,313,004	2,212,820	1,977,731	2,122,541
High-Tech	46,243	1,794	5,095	6,423	5,263
<b>Lease Rates (per sq. ft./mo.)</b>					
Industrial	\$0.45	\$0.45	\$0.45	\$0.55	\$0.55
High-Tech	\$0.85	\$0.85	\$0.85	\$0.85	\$0.85
<b>Absorption (sq. ft.)</b>	173,500	-884,249	360,341	613,922	160,483

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Seattle" extends from the King/Snohomish line south to Tukwila.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

### Kent Valley

	2000				2001
	I	II	III	IV	I
<b>Total Square Footage</b>	87,166,421	87,845,764	88,757,625	88,746,576	90,263,823
Industrial	85,351,763	86,085,950	86,867,889	86,856,840	88,374,087
High-Tech	1,814,658	1,759,814	1,889,736	1,889,736	1,889,736
<b>Vacancy Rate</b>	5.5%	2.7%	2.5%	1.7%	4.0%
Industrial	6.2%	2.5%	2.5%	1.7%	4.1%
High-Tech	5.5%	11.5%	2.1%	2.3%	2.1%
<b>Total Vacant (sq. ft.)</b>	5,391,071	2,354,175	2,185,699	1,529,472	3,627,483
Industrial	5,291,809	2,152,149	2,145,637	1,485,252	3,587,988
High-Tech	99,262	202,027	40,062	44,220	39,495
<b>Lease Rates (per sq. ft./mo.)</b>					
Industrial	\$0.35	\$0.35	\$0.35	\$0.35	\$0.35
High-Tech	\$0.95	\$0.95	\$0.95	\$0.95	\$0.95
<b>Absorption (sq. ft.)</b>	762,681	2,852,798	828,003	666,108	-123,653

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Kent Valley" is defined as Tukwila, Renton, Kent, Auburn and SeaTac.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

### Eastside

	2000				2001
	I	II	III	IV	I
<b>Total Square Footage</b>	20,272,821	20,676,427	20,745,452	20,775,452	20,775,452
Industrial	15,644,888	16,023,596	16,038,621	16,068,621	16,068,621
High-Tech	4,627,933	4,652,831	4,706,831	4,706,831	4,706,831
<b>Vacancy Rate</b>	3.7%	2.5%	3.4%	2.4%	5.4%
Industrial	4.9%	2.6%	3.8%	2.6%	5.6%
High-Tech	3.4%	2.3%	2.0%	1.7%	4.5%
<b>Total Vacant (sq. ft.)</b>	924,764	523,163	702,942	503,092	1,110,904
Industrial	769,728	416,613	607,864	422,605	901,450
High-Tech	155,036	106,550	95,078	80,487	209,454
<b>Lease Rates (per sq. ft./mo.)</b>					
Industrial	\$0.60	\$0.60	\$0.60	\$0.60	\$0.60
High-Tech	\$1.30	\$1.30	\$1.30	\$1.30	\$1.30
<b>Absorption (sq. ft.)</b>	228,702	425,726	-109,932	228,767	-607,828

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Eastside" consists of the east side of Lake Washington, King/Snohomish County Line south to Renton City Limits.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Retail Market

Puget Sound Region	1998	1999		2000	
	Second Half	First Half	Second Half	First Half	Second Half
Total Rentable Sq. Footage	59,030,357	60,597,201	61,220,255	58,612,098	31,993,308
Total Vacant	2,613,436	3,387,384	3,336,504	2,075,247	857,421
Vacancy Rates	4.4%	5.6%	5.5%	3.5%	2.7%
Absorption (sf)	6,442,336	561,033	72,711	1,773,500	592,865

Puget Sound consists of the downtown Seattle, Northend, Southend, and Eastside markets.

Downtown Seattle	1998	1999		2000	
	Second Half	First Half	Second Half	First Half	Second Half
Total Rentable Sq. Ft.	4,558,469	4,558,469	4,816,804	5,462,959	1,889,290
Total Vacant	114,678	131,740	148,839	87,407	29,095
Vacancy Rates	2.5%	2.9%	3.1%	1.6%	1.5%
Rental Rates	\$25.16	\$26.29	\$38.31	\$34.07	\$33.12
Absorption (sf)	847,549	8,243	64,233	754,254	-304

The Ship Canal south to the West Seattle Bridge including the Central Business District, Denny Regrade, Lower Queen Anne, Pioneer Square, West Lake Union, Capitol Hill and the Central District.

Northend	1998	1999		2000	
	Second Half	First Half	Second Half	First Half	Second Half
Total Rentable Sq. Ft.	15,152,425	15,803,346	15,847,347	12,934,821	7,884,471
Total Vacant	678,490	933,978	1,044,340	433,317	199,477
Vacancy Rates	4.5%	5.9%	6.6%	3.4%	2.5%
Rental Rates	\$13.15	\$11.19	\$16.03	\$17.61	\$23.68
Absorption (sf)	747,419	12,752	51,709	558,742	384,143

Northend is defined as North Seattle from Ship Canal up through Snohomish and Northern Counties.

Southend	1998	1999		2000	
	Second Half	First Half	Second Half	First Half	Second Half
Total Rentable Sq. Ft.	27,509,392	27,894,915	28,293,688	27,313,703	14,064,127
Total Vacant	1,344,928	1,860,591	1,621,228	1,188,146	443,020
Vacancy Rates	4.9%	6.7%	5.7%	4.4%	3.2%
Rental Rates	\$14.65	\$15.07	\$19.07	\$15.60	\$18.15
Absorption (sf)	2,424,513	265,823	98,239	11,230	196,318

"Southend" is South Seattle through Pierce and Thurston Counties.

Bellevue/Eastside	1998	1999		2000	
	Second Half	First Half	Second Half	First Half	Second Half
Total Rentable Sq. Ft.	11,810,071	12,340,471	12,262,416	12,900,615	8,155,420
Total Vacant	475,340	457,831	521,153	366,377	185,944
Vacancy Rates	4.0%	3.7%	4.3%	2.8%	2.3%
Rental Rates	\$17.32	\$19.92	\$21.21	\$22.50	\$23.97
Absorption (sf)	761,210	274,215	-141,470	449,274	12,708

All of King County east of Lake Washington, including Bellevue, Kirkland, Redmond, Issaquah, Bothell and Mercer Island.

**NOTES:** As of Second Half 2000, CB Richard Ellis no longer tracks Freestanding or Strip/Speciality Centers in the region and has reduced the number of buildings in other categories to reflect a more accurate market sample. As a result, Second Half 2000 figures are not strictly comparable to earlier data.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Apartment Vacancy Rates

	1998		1999		2000	
	First Half	Second Half	First Half	Second Half	First Half	Second Half
<b>Seattle/North King County</b>	<b>1.2%</b>	<b>1.7%</b>	<b>2.3%</b>	<b>3.4%</b>	<b>2.2%</b>	<b>3.1%</b>
Capitol Hill/Eastlake	1.9%	1.4%	1.1%	0.5%	0.0%	-
Central District	0.5%	-	2.2%	5.3%	0.0%	-
Downtown/First Hill	0.8%	1.7%	2.2%	3.7%	2.7%	2.5%
Magnolia/Queen Anne	1.2%	1.8%	2.5%	4.2%	2.4%	-
North Seattle	1.2%	1.2%	1.1%	3.0%	1.2%	2.4%
Sandpoint	0.0%	0.5%	1.8%	2.6%	0.0%	-
South Seattle	-	1.0%	3.2%	-	-	-
University District	1.0%	0.5%	2.7%	1.5%	0.8%	-
West Seattle	1.1%	0.6%	3.2%	3.2%	1.5%	3.7%
<b>South King County</b>	<b>1.7%</b>	<b>1.8%</b>	<b>3.0%</b>	<b>3.6%</b>	<b>1.9%</b>	<b>3.0%</b>
Auburn	1.1%	2.4%	4.4%	4.7%	1.7%	2.8%
Burien/Des Moines	1.2%	1.6%	3.0%	1.9%	2.9%	2.7%
Federal Way	1.9%	2.0%	3.2%	6.2%	1.9%	3.0%
Kent	1.7%	2.2%	2.1%	3.4%	1.8%	2.7%
Renton	1.9%	1.4%	3.5%	2.4%	2.0%	4.3%
Sea-Tac/Tukwila	1.8%	1.4%	3.0%	3.4%	1.6%	2.3%
<b>East King County</b>	<b>1.4%</b>	<b>1.7%</b>	<b>2.7%</b>	<b>5.2%</b>	<b>2.3%</b>	<b>4.4%</b>
Bellevue	1.0%	1.4%	2.4%	5.6%	2.5%	4.6%
Bothell/Woodinville	1.6%	3.2%	2.8%	4.8%	4.4%	4.9%
Issaquah/North Bend	1.8%	1.5%	3.1%	3.8%	2.0%	4.6%
Kirkland	1.7%	1.9%	3.8%	3.4%	1.0%	4.4%
Redmond	1.7%	1.0%	2.1%	6.1%	1.3%	4.6%
<b>Snohomish County</b>	<b>1.1%</b>	<b>1.8%</b>	<b>3.8%</b>	<b>4.2%</b>	<b>3.2%</b>	<b>4.5%</b>
Edmonds	0.7%	0.9%	2.4%	1.9%	2.6%	5.2%
Everett	1.1%	1.8%	2.9%	5.3%	4.1%	6.3%
Lynnwood	1.0%	2.4%	2.8%	3.9%	2.2%	3.4%
Marysville	1.7%	0.0%	7.7%	6.3%	1.7%	-
Mountlake Terrace	0.8%	1.8%	4.1%	3.2%	2.0%	2.4%
<b>Pierce County</b>	<b>4.5%</b>	<b>3.3%</b>	<b>3.2%</b>	<b>5.1%</b>	<b>4.1%</b>	<b>3.7%</b>
Fircrest	6.2%	3.2%	3.6%	3.5%	3.2%	2.5%
Gig Harbor	3.6%	5.1%	4.5%	8.5%	0.6%	5.4%
Lakewood	5.3%	3.6%	3.3%	4.9%	3.3%	4.3%
Puyallup	3.7%	1.4%	3.3%	4.8%	5.6%	5.2%
Tacoma	4.5%	2.3%	2.7%	6.1%	3.4%	2.4%

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Sources for Quarterly Economic Measures

AIR TRANSPORT ASSOCIATION is the source for airline industry profits. Their World Wide Web address is <http://www.air-transport.org/>.

BOEING is the source for Boeing employment and for their backlog of airplane orders. Their World Wide Web address is <http://www.boeing.com/>.

CB RICHARD ELLIS provides quarterly reports on the office and industrial real estate markets. Retail and apartment markets are profiled twice yearly.

CITY OF SEATTLE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE now posts its monthly *Issued Building Development Permits* report on the web at <http://www.ci.seattle.wa.us/dclu/Research/PermitStats/ibdpindx.htm>.

FEDERAL HOUSING FINANCE BOARD is the source for the national new home mortgage yield. Their web address is <http://www.fhfb.gov/mirs.htm>. FREDDIE MAC also provides mortgage rate data in its monthly *Primary Mortgage Market Survey* at <http://www.freddiemac.com/pmms/>.

FEDERAL RESERVE is the source for interest rates, as well as industrial production and capacity utilization figures. Their World Wide Web address is <http://www.bog.frb.fed.us/releases/H15/>.

KING COUNTY REEMPLOYMENT SUPPORT CENTER is a core program of the Worker Center and is the source for worker dislocation statistics.

PORT OF SEATTLE is the source for data on air and waterborne freight shipments and passenger traffic.

*QUARTERLY BUSINESS REVIEW* is published by the Washington State Department of Revenue. It lists the amount of taxable retail sales by industry by county. The data has a lag of around six months.

SEATTLE CITY LIGHT tabulates electrical sales in its monthly revenue report.

SEATTLE DEPARTMENT OF REVENUE is the source for new business licenses issued.

SEATTLE-KING COUNTY CONVENTION AND VISITORS BUREAU provides monthly updates on convention activity locally.

U.S. BANKRUPTCY COURT tracks the number and type of bankruptcies in Western Washington.

U.S. BUREAU OF ECONOMIC ANALYSIS is the source for many of the national economic measures. Their web site is <http://www.bea.doc.gov>.

U.S. CENSUS BUREAU is the source for manufacturers' new orders and non-defense capital goods orders. Their web site is <http://www.census.gov/indicator/www/table5p.txt>.

WASHINGTON STATE DEPARTMENT OF REVENUE publishes *Local Sales and Use Tax Distributions* every two months on the web at <http://dor.wa.gov/>.

WASHINGTON STATE EMPLOYMENT SECURITY publishes *Labor Area Summaries* and *Employment and Payrolls*, which provide data on employment and unemployment, as well as information on wages and prices.